



Surveyor's Certificate: I, W. Stuart Dunn, a duly authorized Land Surveyor, do hereby certify that the land herein subdivided is in the name of Warren J. Marion and Sara L. Marion, Trustees of the Marion Family Trust, and was acquired by them in deed recorded in Instrument 201005200029159, of record in the Circuit Court of Loudoun County, Virginia. I further certify that these tracts are properly and accurately described and are within the boundary of the original tract. I certify that the monuments designated hereon have been set in accordance with the Loudoun County Land Subdivision and Development Ordinance.

W. Stuart Dunn, LLS #2000

Notes:

- (1) This survey has been prepared without the benefit of a title report and therefore may not necessarily show all encumbrances on the property.
- (2) i.p.f. = iron pipe found; i.r.s. = iron rod set; y.l. = yard line
- (3) The planimetric and Virginia State Plane grid coordinate information shown hereon is established from Loudoun County Planimetric map no. 422.
- (4) Construction of a dwelling shall not be commenced on any parcel until such parcel is served by an adequate water source approved by the Loudoun County Health Department.
- (5) Restrictive covenants: property shown hereon is subject to all covenants and restrictions of record and those recorded herewith. The plat preparer has not been provided a current Title Report and thus cannot state as to the existence of any covenants and restrictions.
- (6) Zone: AR-1 (Agricultural/Rural), administered under the Revised 1993 Loudoun County Zoning Ordinance; Floodplain Overlay District administered under the requirements of Section 4-1500 of the Revised 1993 Loudoun County Zoning Ordinance; use: agricultural; Requirements for development under the Principal/Subordinate Subdivision Option: maximum lot yield shall be one lot per 10 acres, minimum lot size = 80,000 square feet, exclusive of major floodplain, minimum lot width = 175 feet; maximum length/width ratio 3:1, minimum yards as follows: no structure shall be located within 25 feet of any property line or within 100 feet from the right-of-way of any arterial road, 75 feet from the right-of-way of any collector road, and 35 feet from any other road right-of-way, private access easement and/or any prescriptive easement; maximum lot coverage = 15%, maximum building height = 35' excluding agricultural, horticultural and animal husbandry structures; Zoning requirements for the Rural Economy Lot: minimum lot size = 15 acres, maximum lot coverage = 8%, minimum lot width = 175 feet, maximum length/width ratio 3:1, permitted uses on Rural Economy Lot: the uses are identified in Table 2-102, subject to the Additional Regulations for Specific Uses in Section 5-600.
- (7) Structures subject to the Revised 1993 Zoning Ordinance minimum yard requirements that are not shown on the plat will be removed unless satisfactory alternate arrangements have been approved by the director.
- (8) In all areas within the AR-1, AR-2 or A-10 Zoning Districts, agricultural and rural economy activities are the preferred land uses. Owners of land within AR-1, AR-2 or A-10 Zones are hereby notified that agricultural and rural economy activities shall be given preference by the County when conflicts arise concerning the compatibility of such farm or rural economy uses with adjacent or nearby non-farm or non-rural economy uses. The County shall not restrict or interfere with farming and rural economy activities in AR-1, AR-2 or A-10 Zones. The farming and rural economy activities, including such effects as noise, odors, and machinery traffic, shall not be recognized or accepted by the County as valid or proper cause for complaints from adjacent or nearby residential neighbors.
- (9) Lots on this plat have NOT been tested for wells and there is no guarantee that an approvable well can be located on any lot. No zoning permit or building permit will be issued for any lot until a well has been approved for such lot by the Health Director.
- (10) Portions of the property shown hereon are in the Mountainside Development Overlay District (MDOO) and are subject to the standards set forth in Section 4-1600 of the Revised 1993 Loudoun County Zoning Ordinance.
- (11) The Loudoun County Health Dept has not approved these lots for water supply or sewage disposal. A certification from the Health Dept that such lots meet the requirements concerning water supply, sewage disposal and well testing shall be required prior to any new construction in accordance with the provisions of the Loudoun County Zoning Ordinance. This Subdivision shall not result in any off-site subsurface disposal field in violation of Section 1066.12(b) of the Loudoun County Codified Ordinance.
- (12) The properties are situated in the Goose Creek Historic District.
- (13) Any development impacting the floodplain shall be done in accordance with Section 4-1500 of the Revised 1993 Loudoun County Zoning Ordinance.
- (14) Previous applications: SBWV-1994 approved May 9, 1994.
- (15) Agricultural operations enjoy the protection of the Right to Farm Act (Va. Code Section 3.2-300 et. seq.).
- (16) Both lots are ineligible for further waiver subdivision for a period of one year after approval in accordance with Section 143.05.1 of the LSDO.
- (17) Subordinate lots are ineligible for further subdividing.
- (18) County's Weblogis shows the presence of hydric soils on these parcels. Any disturbance within those soils may require contacting the Army Corps of Engineers.

20130805-0065302

Loudoun County, VA
08/05/2013 3:45:47PM
Gary M. Clemens, Clerk

Filed with Instrument Number:
201308050065301

| Area Table: | | |
|---------------|---|---------------------------|
| 41.4511 acres | area of PIN 422-27-8035 | (maximum lot yield = 4) |
| 20.4511 acres | area of Subordinate Lot 1 (Rural Economy Lot) | |
| 21.0000 acres | area of Principal Lot | (remaining lot yield = 3) |

| Revision Block: | | |
|-----------------|-------------|--|
| no. | date | comment |
| 1 | 20 May 2013 | As per County comments dated 30 Apr 2013 |

Approval Block:
Land Development Application
number SBWV-2013-0002

Director of Building & Development

8/2/13
date



Subdivision Waiver Plat of the Land of
Warren J. Marion and Sara L. Marion,
Trustees of the Marion Family Trust

Instrument 201005200029159 PIN 422-27-8035 Tax Map 45-15-A
Catocin Election District, Loudoun County, Virginia

JUL 08 2013

Dunn Land Surveys, Inc.
220 First Street
Berryville, Virginia 22611
Tel: 540-955-3388
January 3, 2013
Revised May 20, 2013

survey no. 1970
sheet 1 of 1